

# Electrical Engineering & Computer Science Facility

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Application to CPARB Project Review Committee for  
Project Approval to Utilize GC/CM Alternative Contracting with  
MC/CM and EC/CM



# Team Members (\* indicates speaking role)

**\*Rick Benner, FAIA**

University Architect and Senior Director,  
Capital Planning and Development (CPD)

**\*Brian Ross, MPF**

Associate Director, CPD

**\*Forest Payne, AIA, Assoc DBIA, LEED AP**

Project Manager – Architect, CPD

**Alexis Blue, PE, PMP, MS**

Assistant Director, CPD

**Manca Valum**

Senior Director, University Advancement

**Ellen Kuhlmann, MS**

Space Administration

**Anthony Gianopoulos, AIA, LEED AP BD+C, DBIA**  
Principal-In-Charge

**\*Andy Clinch, AIA, LEED AP BD+C**

Project Manager

**\*Jason McLennan, AIA, LEED Fellow, LFA**

CEO, McLennan Design

**\*John Palewicz, AIA, DBIA**

John Palewicz Consulting

**Robynne Thaxton, JD, FDBIA**

Progressive Design-Build Consultants, LLC

Interlocal agreement with University of  
Washington, on-going

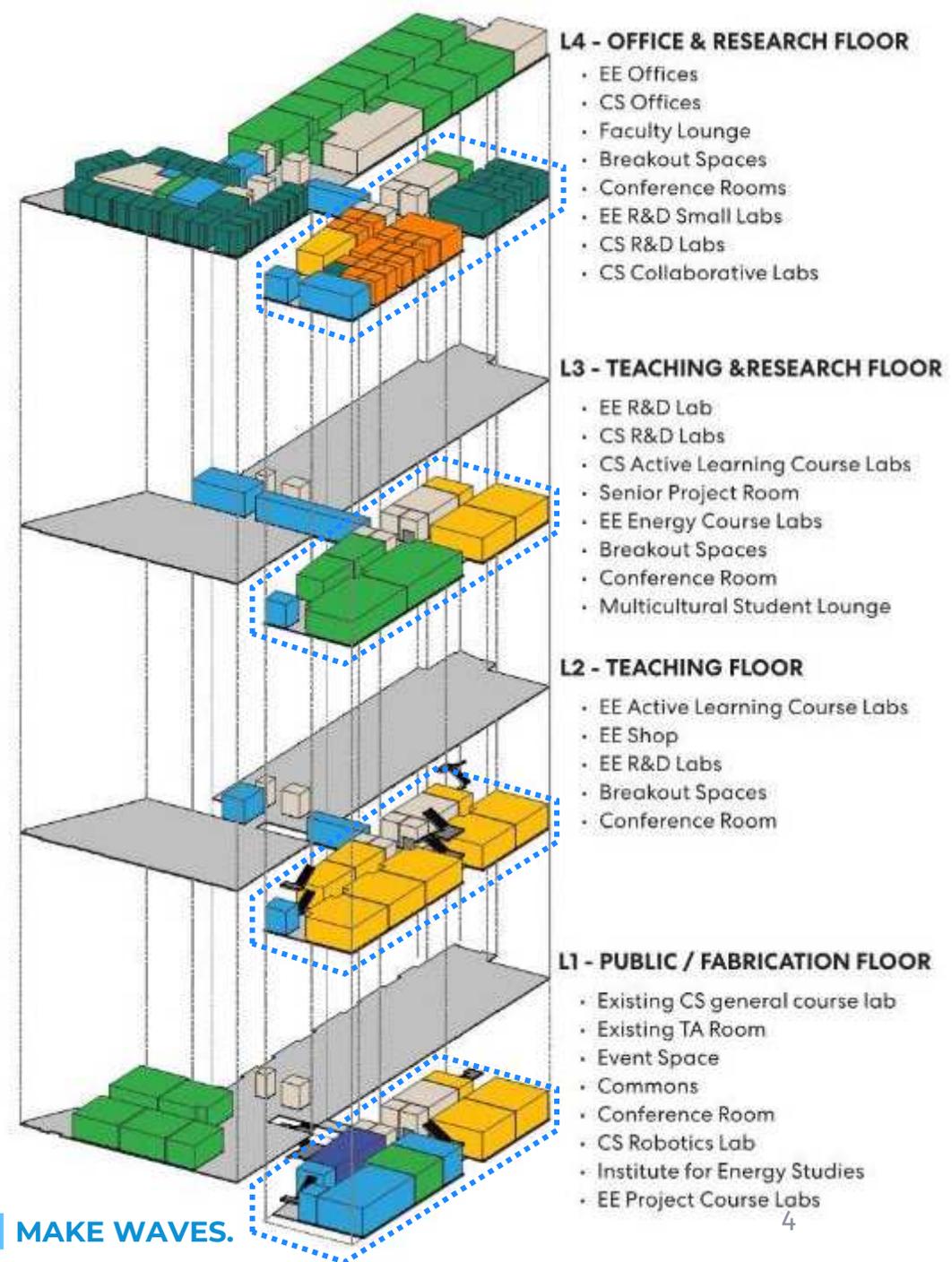
# Project Overview

- New wing integrated into the existing Communications Facility, completed in 2003
- ~40,000 GSF new/  
~20,000 SF renovation



# Project Overview

- Offices and collaboration spaces, instructional and research lab spaces, serving Computer Science and Electrical & Computer Engineering programs and the Institute for Energy Studies
- Renovation of existing stair atrium and program spaces
- Leading edge sustainability and energy targets fundamental to the curriculum of the facility
- Mass Timber construction



# Sustainability

- Foundation of Western's goal to achieve institutional carbon neutrality
- Targeting Net Zero Energy, Net Zero Carbon, and Living Building Challenge Petal Certification, exceeding LEED Silver mandate
- Integrated design of mechanical, electrical and building envelope critical for achieving high performance targets
- Mass Timber substantially reduces carbon footprint



# Business Equity

WWU is committed to maximizing outreach to and participation of MWBE and other disadvantaged businesses

- RFP will require prospective GC/CM firms to submit experience and inclusion strategies
  - Including success rate on recent projects
  - Particularly in geographical areas where participation trends lower
- RFP will require firms to propose a target percentage for inclusion, and describe a plan to achieve their goal

# Why GC/CM?

Meets criteria in RCW 39.10.340:

(1 & 2) Complex phasing required for addition to an occupied facility

(3) Integrated design & construction team

(4) Complex construction site constraints & technical project requirements

Other supporting criteria:

- Greater ability to emphasize importance of Business Equity and drive higher participation
- M/ECCM (and others) involvement in achieving Net Zero energy and carbon targets
- Ensure leading edge sustainability and energy targets are integrated and cost-managed from the beginning
- Constructability best practices, and collaboration on means & methods during design
- With new legislation approval ability to add other key subcontractors such as CLT, exterior envelope, controls, fire protection
- Ability to work with in-kind donations of materials and/or equipment

# Project Budget

Cost for Professional Services	<b>\$5,550,000</b>
Estimated Construction Costs	\$46,600,000
Equipment & Furnishings	\$2,700,000
Contract Administration	<b>\$4,250,000</b>
Owner's Contingency	<b>\$2,600,000</b>
Other Project Costs	\$1,500,000
Sales Tax	\$4,700,000
<b>Total Project Budget</b>	<b>\$68,000,000</b>



# Project Schedule

Pre-design	February - August 2020
PRC Presentation	December 3, 2020
RFP Issued	Early December 2020
<b>Schematic Design kickoff</b>	<b>January 2021</b>
GCCM Proposals due	Early January 2021
Shortlist & Interviews	January 2021
Final Proposal due, GCCM selection	Early February 2021
Board of Trustees approval of contract	February 2021
<b>M/ECCM Procurement</b>	<b>March-April 2021</b>
100% Design Development	June 2021
<b>*Alternative Subcontractor Procurement</b>	<b>July 2021</b>
90% Construction Documents	February 2022
Final GMP	July 2022
<b>Board of Trustees approval of GMP</b>	<b>August 2022</b>
<b>Construction NTP</b>	<b>August 2022</b>
Substantial Completion	January 2024
Occupancy	January - February 2024
Spring Quarter Classes Begin	March 2024



# Lessons Learned

## Response to panel question

- Clear language required in RFFP to assure GCCM staffing and Specified General Conditions meet project needs
- SGCs at time of procurement are tied to the presumed budget, scheduled construction start and duration. Substantial changes to design scope or schedule will incur additional SGC costs.
- The cost allocation matrix in the RFFP is critical for defining responsibility and project costs at time of procurement and throughout the project
- NSS needs to be included in early estimates
- Mini-MACCs and incremental permitting are very complex, and final project costs remain uncertain over a longer period than conventional MACC negotiation off 90% Construction Documents

# Questions?

